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2060/283/20



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 444358

Handwritten notes:
 12/25
 17/12/18

**Certified that the Document
 is Admitted as Legitimate and
 Signed Officially and the Asses-
 sment is Attached with this
 Departmental order for Part of the
 Document.**

Signature
**AJAY K. BOURGAPPE
 Bardwan**

26 DEC 2018

DEVELOPMENT AGREEMENT

This Development Agreement is made on the day, month & Year
written below.

Contd. Page-02

Handwritten signature:
 V.K.S.C.

No. 3915 Date 13/12/18
S. No. Basundhara Construction
DPP-6
5000/-
Date of Issue of the Stamp
Paper from Treasury 10 DEC 2018
Name of the Treasury from Where
Purchase:- Durgapur



JITEN PRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-18
Licence No-1/89



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 DEC 2018

BETWEEN

[1] Mrs. MINATI DUTTA [Pan No-BPUPD4064D] wife of Late Mrityunjoy Dutta, by Occupation-Housewife,

[2] Smt. PIYALI JOY @ PIYALI JOY [Pan No-AOMPJ5824K] wife of Nabendu Joy daughter of Late Mrityunjoy Kumar Dutta, by Occupation-Housewife,

[3] Mr. AJANA KUMAR DUTTA [Pan No-AOGPD3800D] son of Late Mrityunjoy Dutta, by Occupation-Service,

All are by Nationality: Indian, by faith: Hindu, and residing at Vill-Tetikhola, P.O-Arrah, Durgapur-713212, P.S-Newtownship, Dist-Burdwan, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

"BASUNDHARA CONSTRUCTION" [Pan No-AAPFB5588F] a Partnership firm having its principle place of business at IDBI Bank Building, Shankarpur, P.O-Durgapur-06, P.S-Newtownship, Dist-Burdwan, West Bengal represented by its Partners namely [1] Animesh Chakraborty son of Paritosh Chakraborty, by faith Hindu, by occupation: Business, residing at 119, Dakhin Pally, MAMC, P.O-Durgapur-10, P.S-Newtownship, Dist-Burdwan, West Bengal, [2] Sri Sudip Kumar Biswas son of Late Dilip Biswas, by occupation Business, by faith Hindu, residing at 616, Green Park, 2nd Floor, Block A, P.S-Lake Town Road, Kolkata-700055, West Bengal. [3] Smt. Alo Paul wife of Gour Sundar Paul, by faith Hindu, by occupation: Business, residing at Mamra Bidhan Pally, P.O-Durgapur-06, P.S-Newtownship, Dist-Burdwan, West Bengal. [4] Sanjit Kumar Kar son of Late Monaranjan Kar, by faith:Hindu, by occupation:Business, residing at 12/2, Chandidas Avenue, B-Zone, P.O-Durgapur-05, P.S- Durgapur, Dist-Burdwan, West Bengal.

{ Hereinafter Called the DEVELOPER } (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the OTHER PART.

WHEREAS schedule below gifted property originally belonged to Nihar Ranjan Sikdar which he acquired by way of regd deed of sale being no-6009 of 1979 and thereafter Nihar Ranjan Sikdar transferred an area of 8.25 decimal by way of Regd deed of Sale being no-7375 of 1982 in favour of Mrityunjoy Kumar Dutta and after demise of Mrityunjoy Kumar Dutta his property devolves upon his legal heirs namely Minati Dutta Smt. Piyali Jay & Ajana Dutta and their names was duly recorded in LR records of rights under Khatian no-LR-1995,1996,1997 .

And from the date of inheritance the present owners are owning possessing and seizing the schedule below property without any encumbrances from any persons & interest as true and real owner with having unfettered power and authority.

AND WHEREAS the landowners desires to develop the "A" Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat & Burdwan Zila Parisad up to maximum limit of floor and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

AND WHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, car parking space etc. as per sanction plan of Jemua Gram Panchayat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

- 1. OWNERS/LANDLORDS:-** Shall mean [1] Mrs. Minati Dutta [Pan No- BPUPD4064D] wife of Late Mrityunjoy Dutta, by Occupation-Housewife,[2] Smt. Piali Joy @ Piyali Jay [Pan No-AOMPJ5824K] wife of Nabendu Joy daughter of Late Mrityunjoy Kumar Dutta, by Occupation-Housewife,[3] Ajana Dutta [Pan No-AOGPD3800D] son of Late Mrityunjoy Dutta, by Occupation-Service, All are by Nationality: Indian, by faith: Hindu, and residing at Vill-Tetikhola, P.O-Arrah, Durgapur-713212, P.S-Newtownship, Dist-Burdwan, West Bengal.
- 2. DEVELOPER:-** Shall mean "BASUNDHARA CONSTRUCTION" a Partnership firm having its principle place of business at Ground Floor at Vijay Apartment Saptarshi Park Shankarpur, P.S-Newtownship, Dist-Burdwan, West Bengal.

3. **LAND:-** Shall mean Land In the District of Burdwan, under Police Station: Newtownship, Mouza-Tetikhola, J.L No-111, a piece and parcel of **Bastu Land**, area of **8.25 decimal** comprising in Plot No-LR-194, RS-43/67 under Khatian No-RS-67, LR-1995,1996,1997 under Jemuya Gram Panchayat, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **PANCHAYET:-** Shall mean the Jemua Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemuya Gram Panchayat or Burdwan Zila Parisad and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **CONSIDERATION:** means Developer will give 30 % of the constructed Flat area and 2 nos of Car Parking Space by the developer at the time of handover the possession of the flats of owner's allocation after sanction of building plan for multistoried building.
9. **DEVELOPER'S AREA:** Shall mean rest of the flats & Car Parking Spaces after providing the LANDOWNERS allocation within the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions.
10. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
11. **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

12. FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Jemuya Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

a. **PURCHASER/S** shall mean and include :

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

b. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

c. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS:- This agreement shall became effective from the date of getting all necessary permission from the statutory authority/Government and from the date of signing of this agreement.

IV:- DURATION:- This agreement is made for a period of **48 months** from the date of sanction of Plan with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemuya Gram Panchayat & Burdwan Zila Parisad over and above the First Schedule Land.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the "A" schedule land measuring an area of **8.25 Decimal** for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.
3. That the Owner shall within 7 (Seven) days after getting registration of this agreement the LANDOWNERS shall handover all original Sale deed, Chain deed, LR Parcha, Landuse NOC of ADDA, Conversion Certificate in the hands of the developer.
4. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party except **BASUNDHARA CONSTRUCTION** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners
6. That the Owners also agreed that they will execute any power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e to received "No objection certificate" from the office of the "Asansol Durgapur Development Authority" and Conversion Certificate from the office of the BI. & LRO, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

VII- Owners Allocations:-

LANDOWNERS will get 30 % of the constructed Flat area and 2 nos of Car Parking Space after sanction of building plan for Multistoried building by the appropriate authority.

VIII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The developer **BASUNDHARA CONSTRUCTION** are fully acquainted with, aware of the process/formalities related to similar project in Jemuya Gram Panchayat.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owners.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **36 months** from the date of starting of plinth area construction.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers

IX-Developer Allocation:-

Shall mean those remaining flats **EXCEPT 30 % of the constructed Flat area and 2 nos of Car Parking Space** which is allotted in favour of the LANDOWNERS in the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions.

X-Cancellation

1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator **Advocate J.N.Sinha** for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

- m.* **DEVELOPERS' ADVOCATE:** Shall mean **Mr. J. N. Sinha**, Advocate Of Durgapur Court, City Centre, P.O-Durgapur-16, District-Burdwan, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building/s & the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- n.* The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

In the District of Burdwan, under Police Station: Newtownship, Mouza-Tetikhola, J.L. No-111, a piece and parcel of **Bastu Land, Area of 8.25 Decimal** comprising in Plot No-LR-194, RS-43/67 under Khatian No-RS-67, LR-1995,1996,1997 under Jemuya Gram Panchayat, West Bengal. which is Butted & Bounded As Follows:

North: House of Sukumar Mahato.	South: 12 ft wide road.
West : House of Bireswar Chakraborty.	East: 38 ft wide road.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS 'ALLOCATION)**

LANDOWNERS will get 30 % of the constructed Flat area and 2 nos of Car Parking Space which is described below but the LANDOWNERS never claim any other consideration towards land value or Flat, subject to sanction of building plan by the competent authority only for Multistoried building.

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER 'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **after providing the LANDOWNERS' allocation as aforesaid** and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

FOURTH SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)

1. **FOUNDATION:** R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. **WALL:** 8" thick brickwork for outside wall and 3" & 5" thick Brick work all inside walls.
3. **PLASTERING:** Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. **DOORS:** on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.
5. **WINDOWS:** Anodized Aluminum Panel including Glass of 3mm thick.
6. **KITCHEN:** Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.
7. **TOILET:** *Ceramic tiles* on Floor and Dado up to 5'-0" height finished with white local glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C., If provided, including P.V.C. Lowdown white local cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.
8. **FLOORING:** In general flooring *Ceramic tiles* in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. **DINNING/DRAWING:** One white local washbasin.
10. **PLUMBING SANITATION:** Blue P.V.C. & CPVC pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.
11. **ELECTRIC:** All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided.
12. **LIFT :** one Lift will be installed in the developed building alongwith one/two number of staircase in the building as per approved sanction plan of appropriate authority.
13. **PAINTING:** Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with snow Sem.

14. WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.
15. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
16. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the LANDOWNERS. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.
17. EXTRA WORK: Any extra work viz. costs of collapsible gate, DG Set, Electric Connection Installation Charges, and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the LANDOWNERS and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s). **Rs. 80,000/- will be paid by the LANDOWNERS in the hands of the developer in connection with installation of Electricity Meter and new connection and DG Set Charges etc.**
18. The rate of the super built up area will be Rs. 1,800/- per sq ft, and the same will be paid by the LANDOWNERS in the hands of the developer in case of return back of LANDOWNERS allocation and in case of developer it will be treated as vice versa in respect of the rate of the flat per sq ft.
19. That it is agreed by the Landowner within Two months from the date of signing of this agreement will hand over the vacant and peaceful possession of the land with building .

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developers and Purchasers are attested in additional pages in this deed being nos. I(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the LANDOWNERS & Developer above named put their respective signatures and execute this present in the manner aforesaid on this 1st day of December 2018 at ADSR office Durgapur.

Witness:-

1.

Dulal Sin
90 Lali Manindra Nathar
Jugapur Cont
297-16

Minati Dutta
Piali Joy @ Piyali Joy
(Ajma Datta)
Ajma Kumar Datta

Signature of LANDOWNERS

Manoj Sutradhar
Chandu sutradhar
Jharkha colony



Basundhara Construction

Primesh Chakraborty
Partner

Basundhara Construction

Sudip K. Bandyopadhyay
Partner

Basundhara Construction

Alu Paul
Partner

Basundhara Construction

Ranjit Kumar K.
Partner

Signature of Developer











Drafted and Types by me

[Signature]

Advocate

MD 1468/180

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Minati Dutta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Minati Dutta*

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Piyali Joy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Piyali Joy @ Piyali Joy*

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Ajone Kumar Dutta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Ajone Kumar Dutta*

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						




উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sudip m Bhowm

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Abu Paul

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Arimesh chakraborty

বাম হাত Left Hand						 
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sanjit Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BPUPD4054D



नाम / Name
MINATI DUTTA

पिता का नाम / Father's Name
AKHIL CHANDRA SARKAR

जन्म तिथि / Date of Birth
17/08/1957

हस्ताक्षर / Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PIALI JOY

MRITUNJOY KUMAR DUTTA

24/03/1977

Permanent Account Number

AOMPJ5824K

Piali Joy

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
AJANA KUMAR DUTTA
MRITYUNJAY DUTTA
09/02/1979
AOGPD3800D

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIT KUMAR KAR

MONARANJAN KAR

10/11/1971

Permanent Account Number

AWUPK8786H

Sanjit Kumar Kar

Signature



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

ANIMESH CHAKRABORTY
PARITOSH CHAKRABORTY
12/12/1974

41
12/12/1974

Permanent Account Number

AHYPC3781H


Signature



अयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIP KUMAR BISWAS
DILIP BISWAS
01/08/1968



Permanent Account Number

AHEPB4684G



Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALO PAUL
PULIN SEN

07/01/1976
Permanent Account Number

BYKPP9551L

Alo Paul
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
BASUNDHARA CONSTRUCTION


भारत सरकार
GOVT. OF INDIA



12/08/2015
Permanent Account Number
AAPFB5588F

12/08/2015

Major Information of the Deed



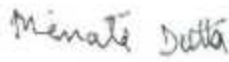
Deed No :	I-0206-07163/2018	Date of Registration	26/12/2018
Query No / Year	0206-1000318261/2018	Office where deed is registered	
Query Date	12/12/2018 12:20:41 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	J N Sinha Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9679266792, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,20,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 28,46,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 1,214/- (Article:E, E, B)		
Remarks			

Land Details :







District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-43/67	RS-67	Vastu	Vastu	8.25 Dec	1/-	28,46,250/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	28,46,250 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefprint	Signature
	Minati Dutta (Presentant) Wife of Late Mrityunjy Dutta Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Office			
		17/12/2018	LTI 17/12/2018	17/12/2018
Vill Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPUPD4054D, Status :Individual, Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Office				










Major Information of the Deed :- I-0206-07163/2018-26/12/2018

2	Name	Photo	Fingerprint	Signature
	Piali Joy, (Alias: Piyali Joy) Wife of Late Mrityunjoy Kumar Dutta Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Office			
		17/12/2018	LTI 17/12/2018	17/12/2018
Vill Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOMPJ5824K, Status :Individual, Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Ajana Kumar Dutta Son of Late Mrityunjoy Dutta Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Office			
		17/12/2018	LTI 17/12/2018	17/12/2018
Vill Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOGPD3800D, Status :Individual, Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Office				






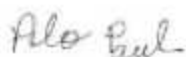


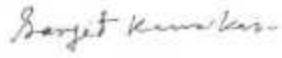
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Basundhara Construction I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: AAPFB5588F, Status :Organization, Executed by: Representative


Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Animesh Chakraborty Son of Paritosh Chakraborty Date of Execution - 17/12/2018, , Admitted by: Self, Date of Admission: 17/12/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 17 2018 2:42PM</td> <td>LTI 17/12/2018</td> <td>17/12/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Animesh Chakraborty Son of Paritosh Chakraborty Date of Execution - 17/12/2018, , Admitted by: Self, Date of Admission: 17/12/2018, Place of Admission of Execution: Office					Dec 17 2018 2:42PM	LTI 17/12/2018	17/12/2018
Name	Photo	Finger Print	Signature										
Animesh Chakraborty Son of Paritosh Chakraborty Date of Execution - 17/12/2018, , Admitted by: Self, Date of Admission: 17/12/2018, Place of Admission of Execution: Office													
	Dec 17 2018 2:42PM	LTI 17/12/2018	17/12/2018										
119, Dakhin Pally, M A M C, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713210, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHYPC3781H Status : Representative, Representative of : Basundhara Construction (as partner)													

Major Information of the Deed :- I-0206-07163/2018-26/12/2018

2	Name Sudip Kumar Biswas Son of Late Dilip Biswas Date of Execution - 17/12/2018, , Admitted by: Self, Date of Admission: 17/12/2018, Place of Admission of Execution: Office	Photo  Dec 17 2018 2:44PM	Finger Print  LTI 17/12/2018	Signature  17/12/2018
616 Green Park, 2nd Floor, Block A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHEPB4694G Status : Representative, Representative of : Basundhara Construction (as partner)				
3	Name Alo Paul Wife of Gour Sundar Paul Date of Execution - 17/12/2018, , Admitted by: Self, Date of Admission: 17/12/2018, Place of Admission of Execution: Office	Photo  Dec 17 2018 2:42PM	Finger Print  LTI 17/12/2018	Signature  17/12/2018
Mamra Bidhan Pally, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYKPP9551L Status : Representative, Representative of : Basundhara Construction (as partner)				
4	Name Sanjit Kumar Kar Son of Late Monaranjan Kar Date of Execution - 17/12/2018, , Admitted by: Self, Date of Admission: 17/12/2018, Place of Admission of Execution: Office	Photo  Dec 17 2018 2:43PM	Finger Print  LTI 17/12/2018	Signature  17/12/2018
12/2, Chandidas Ave., B Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWUPK8786H Status : Representative, Representative of : Basundhara Construction (as partner)				

Identifier Details :

Name & address	
Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Minati Dutta, Piali Joy, Ajana Kumar Dutta, Animesh Chakraborty, Sudip Kumar Biswas, Alo Paul, Sanjit Kumar Kar	
	17/12/2018

Major Information of the Deed :- I-0206-07163/2018-26/12/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Minati Dutta	Basundhara Construction-2.75 Dec
2	Piali Joy	Basundhara Construction-2.75 Dec
3	Ajana Kumar Dutta	Basundhara Construction-2.75 Dec

Endorsement For Deed Number : I - 020607163 / 2018

On 12-12-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,46,250/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 17-12-2018

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:25 hrs on 17-12-2018, at the Office of the A.D.S.R. DURGAPUR by Minati Dutta , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 17/12/2018 by 1. Minati Dutta, Wife of Late Mrityunjoy Dutta, Vill Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Piali Joy, Alias Piyali Joy, Wife of Late Mrityunjoy Kumar Dutta, Vill Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 3. Ajana Kumar Dutta, Son of Late Mrityunjoy Dutta, Vill Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 17-12-2018 by Animesh Chakraborty, partner, Basundhara Construction, I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206

Indetified by Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-12-2018 by Sudip Kumar Biswas, partner, Basundhara Construction, I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206

Indetified by Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Major Information of the Deed :- I-0206-07163/2018-26/12/2018

Execution is admitted on 17-12-2018 by Alo Paul, partner, Basundhara Construction, I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-12-2018 by Sanjit Kumar Kar, partner, Basundhara Construction, I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 26-12-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,214/- (B = Rs 1,200/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 1,214/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Draft Rs 11/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3915, Amount: Rs.5,000/-, Date of Purchase: 13/12/2018, Vendor name: Jitendra Nath Mondal

Description of Draft

1. Bankers cheque No: 000464942907, Date: 13/12/2018, Amount: Rs.11/-, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-07163/2018-26/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 134280 to 134310
being No 020607163 for the year 2018.



Digitally signed by PARTHA BAIRAGGYA
Date: 2018.12.31 14:52:37 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 31-12-2018 14:52:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)